



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4316 ANNE Avenue, Calgary T2S 1L9**

MLS®#: **A2200713**      Area: **Britannia**      Listing Date: **03/15/25**      List Price: **\$1,650,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar: **7,965 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Lawn,Private**  
 Park Feat: **Carport,Single Garage Attached**

Finished Floor Area

Abv Sqft: **2,113**  
 Low Sqft:  
 Ttl Sqft: **2,113**

DOM

**1**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **1 and Half Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Granite Counters,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

| Room | Level | Dimensions | Room<br>Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **2023GT**

Remarks

Pub Rmks: **Situated on one of Britannia's most sought-after streets, this beautiful 2,113 square foot home sits on an expansive oversized 7,962 sq. ft. lot (70'x114'), offering**

incredible potential to move in, renovate, or build your dream home. This 3+1 bedroom, 3 bathroom home blends character, comfort, and an unbeatable location. The curb appeal is immediately captivating with mature trees, lush gardens, and an exposed aggregate driveway leading to a carport and an attached single garage. Inside, the warmth of hardwood flooring flows throughout, while oversized windows allow natural light to fill each space. The kitchen is a delight, featuring granite countertops, a large wraparound island with a breakfast bar, complimented by a prep sink for extra convenience. The dining room is truly a highlight, boasting vaulted ceilings and oversized south-facing windows that offer stunning views of the backyard. This bright and airy space opens directly onto a two-tiered deck, where a landscaped back yard creates a private outdoor retreat, perfect for entertaining or relaxing. The spacious living room features built-in bookshelves and an oversized bay window with bench seating, providing a cozy spot to unwind while enjoying backyard views. Two generous bedrooms, a full bathroom, and a storage room with backyard access complete the main level. Upstairs, the 513 square foot primary retreat offers a peaceful escape with a sitting area, a walk-in closet with built-in organizers and a gas fireplace that adds warmth and charm. The spa-like ensuite is designed for relaxation, featuring a soaker tub and a standalone shower for ultimate comfort. The fully developed lower level provides additional living space with a large family and recreation room featuring a wood-burning fireplace with a brick surround. A fourth bedroom, a three-piece bathroom, and a laundry room with ample storage complete the lower level. Additional highlights include a single attached garage, and a carport. This exceptional home is ideally located within walking distance of Britannia Plaza, where boutique shopping, dining, and cafes offer everyday convenience. Parks, playgrounds, off-leash areas, and scenic walking paths are just minutes away. The proximity to River Park, the Glencoe Club, Mission, and downtown ensures that all the best amenities of the city are easily accessible. Offering a rare combination of charm, space, and an unbeatable location, this home is ready to welcome its next owner. Book your private viewing today!

Inclusions:  
Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















